



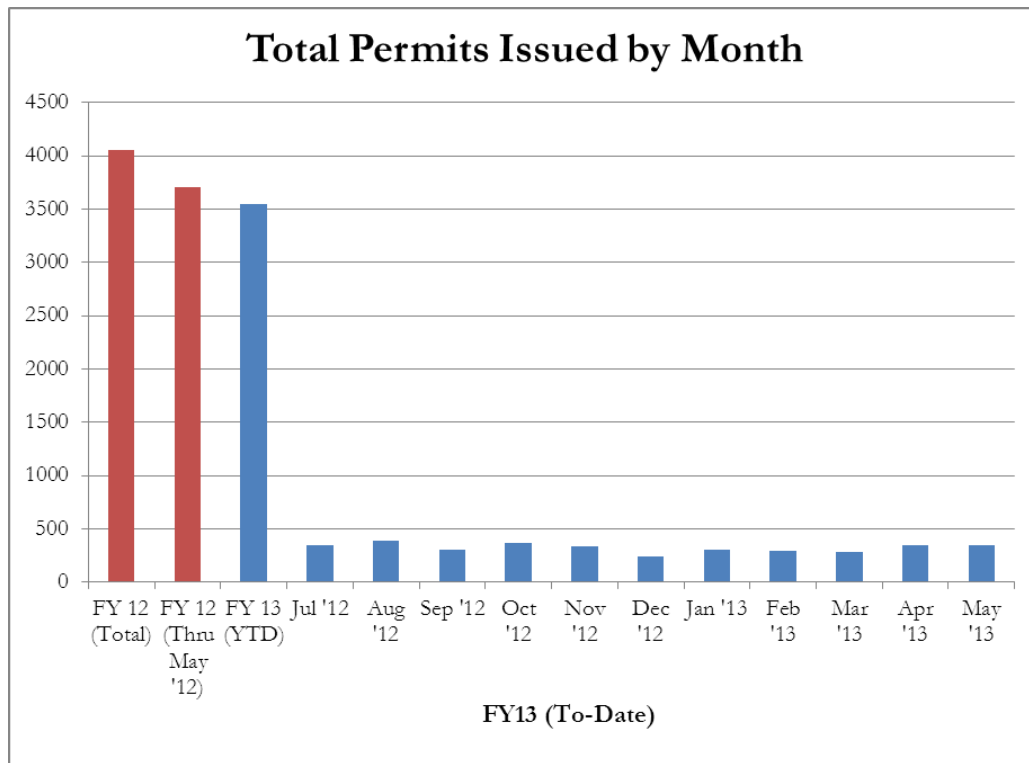
# Community Planning and Development Services

## Monthly Activity Report (through May 2013)

### Building Permits

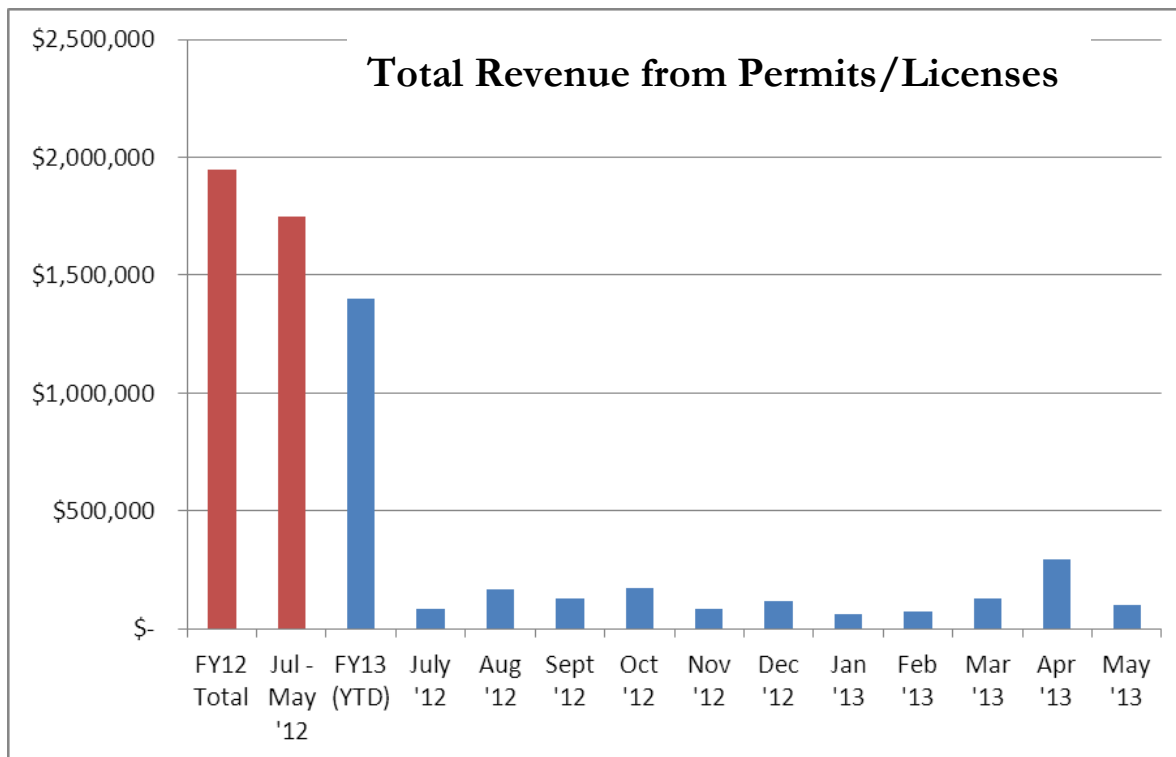
For the current fiscal year through May, we continue to stay mostly on track with the number of permits issued during the same period last fiscal year. However the amount of revenue generated so far through those permits continues to be below last year's level.

	FY 12 (Total)	FY 12 (Thru May '12)	FY 13 (YTD)	Fiscal Year 2013 to date										
				Jul '12	Aug '12	Sep '12	Oct '12	Nov '12	Dec '12	Jan '13	Feb '13	Mar '13	Apr '13	May '13
Building Permits														
Residential/Commercial	771	708	715	59	112	69	83	58	43	47	59	39	69	77
Single-family	22	16	19	0	4	2	0	3	1	0	2	1	3	3
Demolition	11	11	9	0	2	0	1	1	0	0	0	0	4	1
Fire Protection	331	295	314	35	22	28	45	22	20	29	34	20	26	33
Mechanical, Electrical, Plumbing	2660	2434	2262	236	218	190	205	230	161	208	188	187	218	221
Occupancy														
Residential/Commercial	240	222	201	17	24	16	27	13	14	16	14	31	21	8
Single-family	18	16	22	2	0	0	3	3	5	1	0	3	5	0
<b>Total Permits Issued by Type</b>	<b>4053</b>	<b>3702</b>	<b>3542</b>	<b>349</b>	<b>382</b>	<b>305</b>	<b>364</b>	<b>330</b>	<b>244</b>	<b>301</b>	<b>297</b>	<b>281</b>	<b>346</b>	<b>343</b>

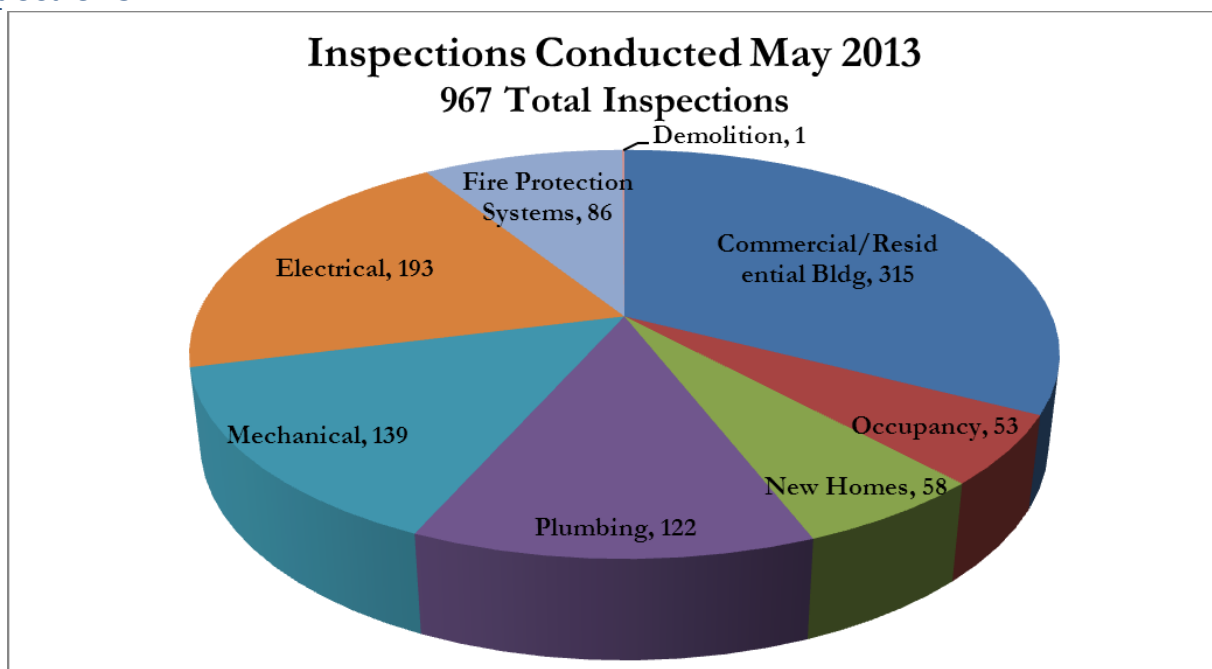


## Revenue from Permits

As indicated above, the total number of permits issued is close to the number issued last year at this point, but as shown below, the amount of revenue generated so far is below last year's amount. It is, however, on track to reach the budgeted amount that was estimated for this fiscal year (\$1,580,000).

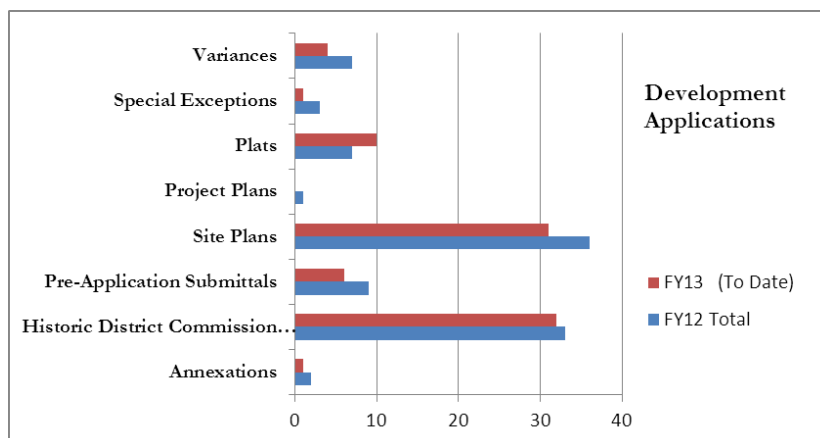


## Inspections



## Development Review Cases

	<b>FY12 Total</b>	<b>FY13 (To Date)</b>
Annexations	2	1
Historic District Commission cases	33	32
Pre-Application Submittals	9	6
Site Plans	36	31
Project Plans	1	0
Plats	7	10
Special Exceptions	3	1
Variances	7	4
<b>Total</b>	<b>98</b>	<b>85</b>



## Zoning Enforcement

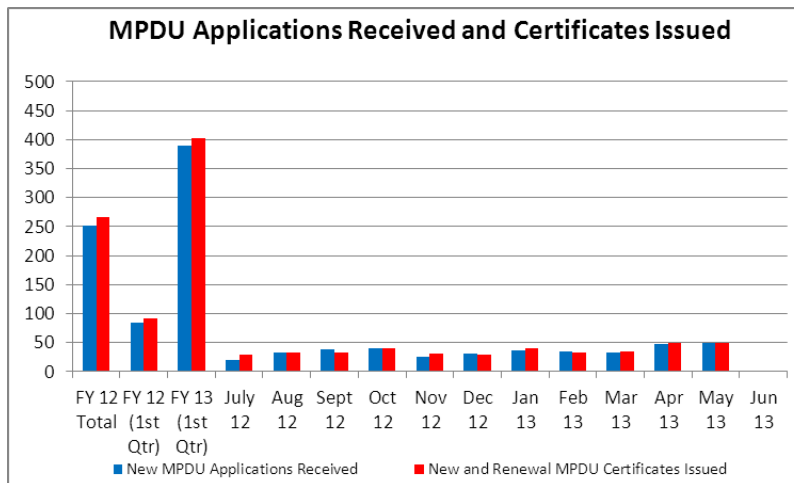
	<b>FY 2012 Total</b>	<b>FY 2013 (To Date)</b>	<b>May 2013</b>
Zoning Violations	107	59	2

## Sign Permit Applications

	<b>FY 2012 Total</b>	<b>FY 2013 (To Date)</b>	<b>May 2013</b>
Sign Permit Applications	222	207	12
Sign Permits Issued	186	223	20
Sign Review Board Cases	13	5	-

## Housing and Community Development Block Grant

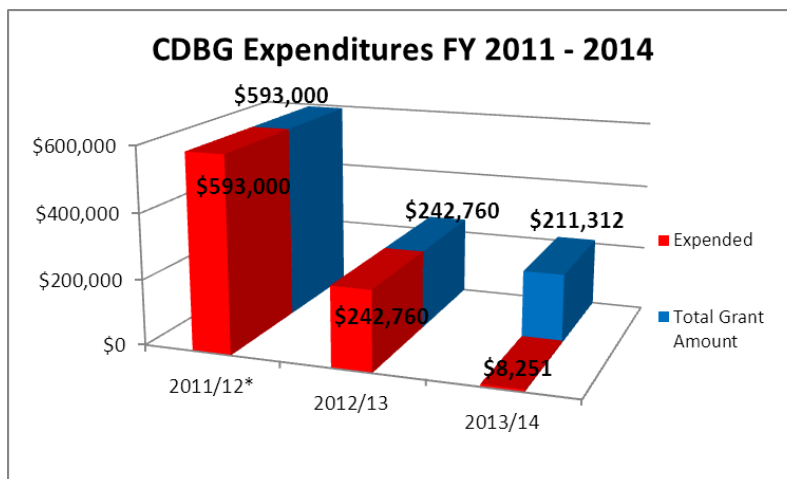
### Moderately Priced Dwelling Units



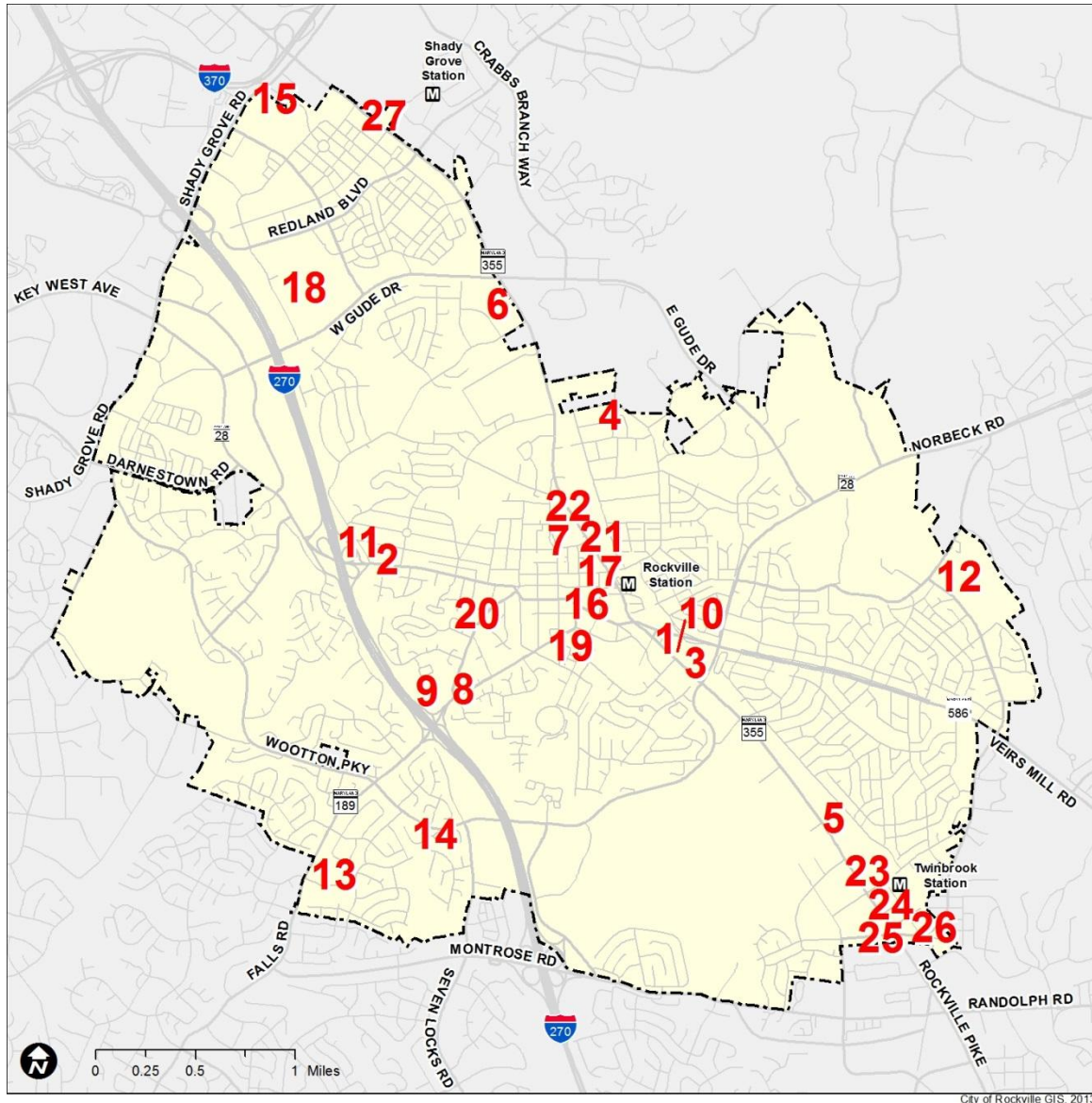
\* Low and moderate income households apply to the City to be income-qualified for Rockville's MPDUs; receiving a certificate does not guarantee a MPDU will be available.

### Community Development Block Grant (CDBG)

- Year 38 contracts are underway with all subgrantees. In-person kick-off meetings took place in April and May.
- The Single-Family Rehabilitation program has two projects currently underway and is preparing scopes of work for two other projects.
- FY13/14 CDBG contract started at the end of January 2013



## Major Development Review Projects around the City



### Pre-Applications In Process

1. **702 Rockville Pike (Enterprise Rent-a-Car):** Pre-application for a proposed auto rental facility. Applicant will utilize the existing on-site building for the primary use and proposes the construction of a 1,720 square foot auto wash as an accessory use to the auto rental business. File #: PAM2013-00058
2. **727 West Montgomery Avenue (Seventh Day Adventist Church):** Pre-Application submittal for a proposed parking lot expansion at an existing place of worship. File #: PAM2011-00049
3. **Vacant Lot between 736 and 804 Rockville Pike (Urgent Care Rockville):** Pre-application submittal for a proposed new Medical Office building. File #: PAM2013-00060
4. **900 Westmore Avenue (Church of God Iglesia de Dios of Rockville):** Proposed demolition of an existing church and construction of a new church with additional on-site parking. File #: PAM2013-00059
5. **1450 Rockville Pike (BMW of Rockville):** Proposed consolidation and expansion of the service facility and structured parking. File #: PAM2013-00055

6. **15190 Frederick Road (Auto Zone):** Pre-Application submittal for a proposed new 6,784 square-foot retail store. File #: PAM2011-00048

#### **Major Applications Under Review**

7. **275 N. Washington Street (former Giant Site):** Level 1 Site Plan submittal for the development of a 2-story building with a Bank, Office and Retail use. File #: PLT2013-00522 (approved), PLT2013-00524 (approved) and STP2013-00145, STP2013-000159
8. **626 & 628 Great Falls Road (Chinese Jehovah's Witnesses):** Proposed development of a new Place of Worship. File #: STP2012-00114
9. **651 Great Falls Road (Julius West Middle School):** Proposed installation of two (2) portable classroom buildings. File #: STP2013-00156
10. **718 Rockville Pike (Patient First Medical Center):** Major Site Plan Amendment for a new medical office building and change of use to an existing building on-site to allow a restaurant use. File #: STP2013-00162
11. **731 West Montgomery Avenue (Child Care Center):** Special Exception Application for the expansion of an existing Child Care Center. File #: SPX2013-00387
12. **951 Twinbrook Parkway (Meadow Hall Elementary School):** Proposed installation of one (1) portable classroom building. File #: STP2013-00155
13. **1514 Dunster Road (Ritchie Park Elementary School):** Proposed installation of one (1) portable classroom building. File #: STP2013-00158
14. **2400 Henslowe Drive (Residential Variance):** Proposed addition encroaching into the front yard setback. File #: VAR2013-00036

#### **Recently Approved Applications**

15. **Shady Grove Road, south of Pleasant Road (WSSC Water Storage Tank):** Proposed development of an elevated water storage tank. File #: STP2013-00154
16. **50 Maryland Avenue (Montgomery County Judicial Center):** 200,000 square-foot addition to the existing Montgomery County Judicial Center. Approved March 10, 2010 and currently under construction. File #: STP2010-00017
17. **121 Hungerford Drive (Rockville Metro Plaza):** Minor Site Plan amendment to a previously approved Use Permit. Approved April 29, 2011 and nearing approval of a final occupancy permit. File # STP2011-00073
18. **201 W. Gude Drive (PEPCO Service Center):** Proposed exhibit building with ancillary lab and restrooms totaling 1,780 square feet. Approved February 27, 2013 and pending occupancy permit. File #: STP2013-00146
19. **209 Monroe Street (Victory Housing):** 86-unit residential senior living facility with a street closing/abandonment and preliminary subdivision plan to create seven lots. Approved October 27, 2010 and currently under construction. File #: SCA2006-00097, PLT2009-00498, PLT2011-00505, SPX2009-00378 and STP2010-00034
20. **315 Great Falls Road (Residential Variance):** Proposed attached residential garage encroaching into a side yard setback. Approved April 13, 2013. File # VAR2013-00035
21. **369 Hungerford Drive (PNC Bank):** Level 1 Site Application for a Proposed Bank Facility with a Drive-Through. Approved November 11, 2012 and under building permit review. File #: STP2013-000135
22. **430 Hungerford Drive (Walgreens Drugstore):** Site Plan for a new drugstore in an existing commercial building. Approved March 14, 2012. File #: STP2012-00111
23. **1592 Rockville Pike (Twinbrook Metroplace):** Project Plan for a new mixed-use development comprised of approximately 286,000 square feet of office, retail, restaurant and health club use, a 200-room hotel and 792 multi-family residential units *and* Site Application implementing Phase I of the approved Project Plan for Twinbrook Metroplace. Approved April 16, 2012 *and* March 13, 2013. File #: PJT2012-00002 *and* STP2013-00140
24. **1800 Rockville Pike (Twinbrook West):** Site Plan for a new mixed-use development comprised of approximately 100,000 square feet of retail and restaurant use and 356 multi-family residential units. Approved March 28, 2012. File #: STP2012-00101
25. **1807 Rockville Pike:** New commercial retail center including a bank with drive-through facility. Approved November 9, 2011 and currently under construction. File #: STP2011-00085
26. **1900 Chapman Avenue (Former Syms Site):** A proposed mixed-use development with 667 multi-family residential units and approximately 5,000 square feet of non-residential use. Approved August 8, 2012. File #: STP2012-00112
27. **15955 Frederick Road (Silverwood/Shady Grove, LLC):** Development of a five-story, 417-unit multi-family residential project on property approved for annexation to the City of Rockville. Approved October 26, 2011. File #: STP2011-00091 and ANX2010-00139